



DeBaliviere Place Special Business District December 2023 Meeting Materials

MONTHLY MEETING
TO BE HELD
Saturday, December 16th at 9:00 a.m.
at Forest Park Visitors Center - Voyager Room
5595 Grand Dr.
St. Louis, MO. 63112

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on Saturday, December 16th at 9:00 a.m. the DeBaliviere Place Special Business District will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

- 1. Call to Order**
- 2. Security Update**
 - a. Central West End Neighborhood Security Initiative, Jim Whyte
- 3. Public Comment (5 Minutes Per Speaker)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report – Approval
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Sheree Hickman
 - i. Crosswalk and Intersection Safety
- 7. Other Business**
 - a. Waterman Pedestrian Lighting – Update
 - b. Light Pole Replacement – Approval
 - c. Delmar-DeBaliviere Form-Based Code – Response
 - d. NSI Contribution - Review
 - e. Delmar Great Streets Project 2024
- 8. Adjournment**

This meeting is open to the public; provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMo.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

DATE POSTED: 12-14-2023

Time Posted: 11:00 AM



November 2023

Minutes

DeBaliviere Place Special Business District
Meeting Minutes

Saturday, November 18th 2023 at 9am:

Forest Park Visitors Center, 5595 Grand Dr. St. Louis, MO 63112

Commissioners Present: Bobbie Butterly, Stephanie Brown, Charles Wiltsch, Amy Grace, Sherrone Beatty, Neill Costello

Commissioners Not Present: Sid Chakraverty

Others Present: David Wright (Park Central), Frank Eppert (ABNA), Tracy and Bruce Renison, AlderLady Shameem Clark Hubbard, Sheree Hickman (City of St. Louis), Mike Klenc, Vince Fazio, Patricia Buckley, Joe Fank, Floyd Butcher, Alex Correale-Otto, Christopher Bedell, Mary Christine Burke

The meeting was called to order at 9:04am.

1. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative, reviewed the public safety report and provided updates for the community.
 - a. J Whyte noted that October crime increased slightly, mostly reflecting similar events also happening across the City.
 - b. J Whyte noted that NSI has been able to direct extra attention to specific parts of the District.
 - c. R Betts, director of The City's Finest, presented on updates from TCF and where the company is directing attention.
 - i. B Butterly noted that she was glad to see some of the extra material provided by TCF and that she has noticed more detailed reporting.
2. **Public Comments and Questions:**
 - a. Discussion about the destroyed light pole started off public comment and P Buckley reflected on it as well. B Butterly noted that all light poles are the responsibility of the District.
 - b. J Fank asked clarifying questions to R Betts and J Whyte about how patrols function in the District; R Betts and J Whyte responded as to rationale about operations.
 - c. M Burke reflected on aroma concerns at Pershing and Union. The AlderLady noted that the City is aware and in the process of addressing it.
 - d. T Renison noted that the status for her Citizens Service Bureau request for 533-7 DeBaliviere is closed, but still feels as though there are concerns there. She also expressed concerns about abandoned cars on Kingsbury. R Betts noted the specific locations of the abandoned cars and associated concerns so that TCF officers would be made aware of the issue.
 - e. M Klenc noted that BJ Brown could not be there, but that they are starting to speak with Delmar Main Street and trying to move forward green spaces in the District.
3. **Minutes:** The October meeting minutes were approved. C Wiltsch motioned to approve the minutes; S Brown seconded the motion. Five in favor (N Costello abstains, no one opposed), motion carries.
4. **Financial Report:** N Costello made a motion to approve the financial report for October; C Wiltsch seconded the motion. All in favor; motion carries.

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- a. B Butterly noted that she will close out the expiring CD.

5. Neighborhood Improvement Specialist Report:

- a. S Hickman noted that Metro installed parking signs on Pershing and thanked B Rodgers for his help.
- b. She also noted that she and S Brown will look at different intersections in the District for traffic concerns with the City's liaison for Streets.
- c. S Hickman noted that Forestry did stop trimming about a month ago.

6. Other Business

a. Tower at 532 DeBaliviere

- i. C Bedell from Polsinelli presented on behalf of the company changing the radio tower at 532 DeBaliviere. He noted that there are two towers at the site at the moment and that next week all the equipment should be moved over, with the old tower being taken down. He also noted that the company will be doing landscaping work on the site.
- ii. T Renison requested that the weeds on the property be removed.

b. Waterman Pedestrian Lighting

- i. F Eppert noted that bids for this project will go out on November 28th, with the date of January 8th for closing and notice to proceed in April, with 180 days for construction.
- ii. F Eppert noted that when the contractor is selected, additional work may be able to be approved if the District wanted to and was able to expand the project in early 2024.
- iii. B Butterly reflected that the City has had \$129,530 of the District's funds since October, 2022 (in addition to the City's \$100,000) as well as an additional \$21,188 that the District provided in August, 2023 for this phase of the lighting project. The project has not gone to bid until its scheduled date in early December, pushing the timeline back for this project for installation in the third quarter of 2024. AlderLady Clark-Hubbard suggested formally contacting appropriate City officials as well as herself to indicate the District's concerns, as the funds could have earned substantial interest during this time period and has delayed the future further investments in the project.

c. Delmar-DeBaliviere Form-Based Code

- i. B Butterly re-introduced the Delmar-DeBaliviere Form-Based Code funding request for \$1,000 to support the completion of the project.
- ii. S Beatty noted that she wanted more time to reach out to people engaged in the effort.

d. MOPERM Insurance

- i. D Wright reviewed the District's current insurance policy and that the District will need to renew it in the next month.
- ii. B Butterly made a motion to approve the renewal; S Brown seconded the motion. All in favor; motion carries.

e. Landscaping

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- i. D Wright informed the commissioners that the landscaping contract renewal increased to a total of \$5,215 for 2024.

7. Commissioner Updates

a. Election of Officers for 2024

- i. Resolution 2023-02: the resolution confirming the results of the officer election at the last meeting were approved. N Costello made a motion to approve; C Wiltsch seconded the motion. All in favor; motion carries.

8. New Business:

- a. D Wright noted that someone had been in touch with M Klenc about a new pet waste station. M Klenc noted that the potential condo association needs to approve it before he can install it.

- 9. **Adjournment:** A Grace motioned to adjourn the meeting; S Beatty seconded the motion. The meeting was adjourned at 10:14 am.

Respectfully Submitted:

David Wright, Commercial Corridor Manager, Park Central Development



314-535-5311

DeBaliviere.com

4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2023

November 2023 Financials

DeBaliviere Place SBD

Balance Sheet

As of November 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	-1,890.00
1073 Operating 6692	233,663.75
496790 DeBal PI - CD Acct	150,000.00
Total Bank Accounts	\$381,773.75
Total Current Assets	\$381,773.75
TOTAL ASSETS	\$381,773.75
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-336,962.87
Net Income	219,169.73
Total Equity	\$381,773.75
TOTAL LIABILITIES AND EQUITY	\$381,773.75

DeBaliviere Place SBD
P&L November 2023
As of November 2023

TOTALS

	Actual Nov 2023	Act Jan-Nov, 2023	Bud Jan-Nov, 2023	2023 Budget
Income				
40000 Revenue				
40100 Tax		464,984.68	220,000.00	320,000.00
40100.00 CD Mature	153,702.49			
40250 Reserves			62,443.34	68,120.00
Total 40000 Revenue	\$ 153,702.49	\$ 464,984.68	\$ 282,443.34	\$ 388,120.00
Total Income	\$ 153,702.49	\$ 464,984.68	\$ 282,443.34	\$ 388,120.00
Gross Profit	\$ 153,702.49	\$ 464,984.68	\$ 282,443.34	\$ 388,120.00
Expenses				
60000 Expenses				
61010 Admin Fees- Park Central*	1,890.00	20,790.00	20,790.00	22,680.00
61020 Legal		1,302.00	3,666.67	4,000.00
61030 Insurance			6,000.00	6,000.00
61035 Meeting Room	240.00	360.00	540.00	540.00
61040 Postage			183.34	200.00
61060 Bank Fees		10.00		
61070 Misc. Exp		1,390.47		
Total 60000 Expenses	\$ 2,130.00	\$ 23,852.47	\$ 31,180.01	\$ 33,420.00
61150 Marketing & Promotions				
61160 Website Maintenance		40.34	1,925.00	2,100.00
61165 Newsletter		840.11	3,666.67	4,000.00
Total 61150 Marketing & Promotions	\$ 0.00	\$ 880.45	\$ 5,591.67	\$ 6,100.00
61250 Public Maintenance				
61260 Landscaping	1,242.00	4,968.00	4,583.34	5,000.00
61280 Pet Waste Stations		1,647.35	1,100.00	1,200.00
Total 61250 Public Maintenance	\$ 1,242.00	\$ 6,615.35	\$ 5,683.34	\$ 6,200.00
61350 Infrastructure				
61359 Lighting Maintenance			2,750.00	3,000.00
61360 Pedestrian Lighting		24,542.95	130,000.00	130,000.00
Total 61350 Infrastructure	\$ 0.00	\$ 24,542.95	\$ 132,750.00	\$ 133,000.00
62000 Safety and Security				
62010 Patrols	3,620.00	108,240.00	140,250.00	153,000.00
62020 Cameras		28,593.00	4,583.34	5,000.00
62021 Internet for Cameras	789.89	8,559.73	7,333.34	8,000.00
62022 Camera Maintenance		4,631.00	2,250.00	3,000.00
62030 NSI Membership		39,900.00	30,300.00	40,400.00
Total 62000 Safety and Security	\$ 4,409.89	\$ 189,923.73	\$ 184,716.68	\$ 209,400.00
Unapplied Cash Bill Payment Expense	0.00	0.00		
Total Expenses	\$ 7,781.89	\$ 245,814.95	\$ 359,921.70	\$ 388,120.00
Net Operating Income	\$ 145,920.60	\$ 219,169.73	-\$ 77,478.36	\$ 0.00
Net Income	\$ 145,920.60	\$ 219,169.73	-\$ 77,478.36	\$ 0.00

Meeting room pmt for 2024

Mailing for SBD Renewal

Tax Bills Report 10/3/2023

798 Tax Bills O/S for 2023	\$	328,199.90
17 Tax Bills O/S for 2022	\$	2,734.07
7 Tax Bills O/S for 2021	\$	1,227.78
3 Tax Bills O/S for 2020	\$	476
1 Tax Bills O/S for 2019	\$	440
		<hr/>
	\$	333,078



314-535-5311



DeBaliviere.com



4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2023

District Updates

Sheree Hickman



Other Business



December 12, 2023
2024 Contribution

The NSI 2024 approved budget is \$557,560.00. The contribution schedule will remain the same as 2023. The NSI will use \$50,560.00 in surplus to maintain the SBD and CID contribution.

The 2024 camera project maintenance did go up slightly due to internet cost. All hardware replacement and new sites will be billed separately.

The DeBaliviere SBD NSI operation contribution is \$39,900.00 and camera contribution is \$3,000.
2024 Total Contribution is \$ 42,900.00

Delmar Great Streets

Pre-program application feedback and organization



The East-West Gateway Council of Governments releases "Great Streets" grants each year that provide a funding program for a year-long planning process to address corridor identity, potential improvements and other ways to make a street more accessible

Along with the City's Planning and Urban Design Agency, a collection of organizations has started to explore what a neighborhood planning process could offer the nine neighborhoods on either side of Delmar Avenue between Vandeventer Avenue and the City's limit

The nine neighborhoods that would be most involved in this process would be:

West End, Visitation Park, Academy/Sherman Park, Fountain Park, Lewis Place, Vandeventer, Skinker DeBaliviere, DeBaliviere Place and Central West End

The preliminary work of this project has been supported by the Lincoln Institute of Land Policy. It has not been funded by East-West Gateway- this group will be applying for the program to support the corridor and is gathering pre-application feedback



Follow this QR code to learn more about the project in its pre-application period as well as take a survey about your experience in the Delmar corridor